104.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,128,700 / 1,128,700
					USE VALUE:	1,128,700 / 1,128,700
					ASSESSED:	1,128,700 / 1,128,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUTIERREZ JAIRO & EVELINA
Owner 2:	
Owner 3:	
Street 1:	24 LONGMEADOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,625 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 2692 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8625.000	653,600		475,100	1,128,700
Total Card	0.198	653,600		475,100	1,128,700
Total Parcel	0.198	653,600		475,100	1,128,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.28 | /Parcel: 419.2

Legal Description

User Acct

66877

GIS Ref

GIS Ref

Insp Date

09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	653,600	0	8,625.	475,100	1,128,700	1,128,700	Year End Roll	12/18/2019
2019	101	FV	500,500	0	8,625.	475,100	975,600	975,600	Year End Roll	1/3/2019
2018	101	FV	500,500	0	8,625.	407,300	907,800	907,800	Year End Roll	12/20/2017
2017	101	FV	500,500	0	8,625.	380,100	880,600	880,600	Year End Roll	1/3/2017
2016	101	FV	500,500	0	8,625.	325,800	826,300	826,300	Year End	1/4/2016
2015	101	FV	490,100	0	8,625.	291,900	782,000	782,000	Year End Roll	12/11/2014
2014	101	FV	490,100	0	8,625.	270,100	760,200	760,200	Year End Roll	12/16/2013
2013	101	FV	490,100	0	8,625.	257,600	747,700	747,700		12/13/2012

!8264!

PRINT

Date	Time
12/10/20	22:50:39

LAST REV

Date	Time
09/27/18	10:05:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8264

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	962-149		11/1/1982		82,000	No	No		Y

USER DEFINED

Prior Id # 1:	66877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2011	847	Shed	3,000					INSTALL 10X12 SHED
11/14/2008	1420	New Buil	360,000	C		G10	GR FY10	BUILD NEW SF HOME
11/4/2008	1387	Demoliti	13,000	C				DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
4/19/2012	Info Fm Prmt	BR	B Rossignol
3/18/2009	Meas/Inspect	372	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8625		Sq. Ft.	Site		0	70.	0.79	4									475,127						475,100	

Total AC/HA: 0.19800 | Total SF/SM: 8625 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 475,127 | Spl Credit | Total: 475,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01713276
Const Adj.:	0.99989998
Adj $ / SQ:	127.129
Other Features:	114194
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659539
Depreciation:	5936
Depreciated Total:	653603

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

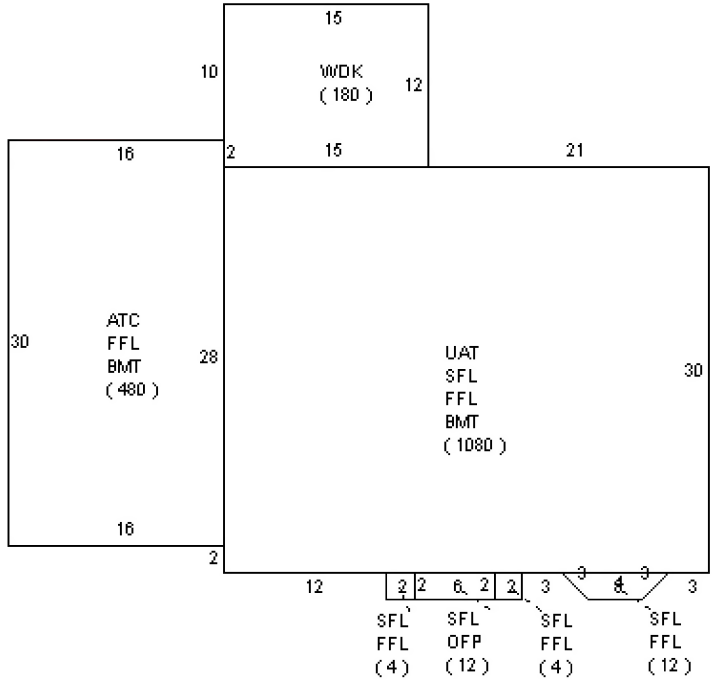
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.83
Special Features:	0	Val/Su Net:	133.88
Final Total:	653600	Val/Su SzAd	228.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,580	127.130	200,864
BMT	Basement	1,560	38.140	59,496
SFL	Second Floor	1,112	127.130	141,367
UAT	Upper Attic	270	50.850	13,730
WDK	Deck	180	11.550	2,080
ATC	Attic	168	76.280	12,815
OFP	Open Porch	12	44.000	528
	Net Sketched Area:	4,882	Total:	430,880
Size Ad	2860	Gross Are	6004	FinArea 2692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	G	GD	2011	0.00	T	4.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	